

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** December 27, 2018

**CASE NO(S):** PL180387

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Charlotte King Residences Corp.
Subject:	Application to amend Zoning By-law No. 438-86 - Refusal or neglect of the City of Toronto to make a decision
Existing Zoning:	Reinvestment Area (RA)
Proposed Zoning:	Site Specific (To be determined)
Purpose:	To permit the development of a 47-storey residential mixed use building with an 11-storey podium
Property Address/Description:	400-420 King Street West
Municipality:	City of Toronto
Municipality File No.:	17 190839 STE 20 OZ
OMB Case No.:	PL180387
OMB File No.:	PL180387
OMB Case Name	Charlotte King Residences Corp. v. Toronto (City)

**Heard:** December 19, 2018 in Toronto, Ontario

**APPEARANCES:**

**Parties**

Charlotte King Residences Corp.

City of Toronto

**Counsel**

Joe Hoffman

Abbie Moscovich

## DECISION DELIVERED BY SHARYN VINCENT AND ORDER OF THE TRIBUNAL

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### INTRODUCTION

[1] Charlotte King Residences Corp. (“Applicant”) has appealed against the City of Toronto (“City”) Councils failure to make a decision with respect to an application to rezone lands located at 400-420 King Street West to permit the lands to be redeveloped to support a 47-storey mixed use residential building with retail uses at grade.

[2] This is the first Pre-hearing Conference (“PHC”) to consider the scheduling of the Appeal.

[3] Counsel concurred that there have been constructive discussions with the City with the potential of a favourable report being considered by Council in March 2019.

[4] No other interests were in attendance seeking Party status. Residents of nearby properties at 8 and 11 Charlotte Street attended and requested that they be kept informed of the outcome of the discussions with the City and were given the opportunity to determine whether they would seek Participant status at the next PHC/potential settlement hearing.

[5] On consent, a one-day hearing was scheduled for **Tuesday, April 9, 2019**, prior to which the parties will advise the Tribunal and the four households who had attended the proceeding and will have received a copy of this disposition, of the status of the Appeal and the respective positions of the City and the Applicant.

[6] The Tribunal therefore orders that a further one day PHC be scheduled commencing on **Tuesday, April 9, 2019 at 10 a.m. at:**

**Local Planning Appeal Tribunal  
655 Bay Street  
16 Floor  
Toronto, ON**

[7] No further notice is required.

[8] The member is not seized.

*“Sharyn Vincent”*

SHARYN VINCENT  
MEMBER

If there is an attachment referred to in this document,  
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**Local Planning Appeal Tribunal**  
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